

**Minutes
Hampden Town Council
Community Services Committee
April 16, 2007 @ 7pm**

The meeting of the Hampden Town Council Community Services Committee was called to order at 7:15 p.m. on Monday April 16, 2007, at the Hampden Municipal Building by Chairman Tom Brann.

Councilor Thomas Brann, Chairman
Councilor Shannon Cox
Gretchen Heldmann, GIS/IT Specialist
Bob Osborne, Town Planner
Bion Foster, Economic Development Director
Gayle Zydlewski, Cove Brook Watershed Council
Andre Cushing
Nancy Chaiyabhat
Jim Feverston
Alison Barker, EMDC
Mike Avery
Gene Weldon, Lane Construction

1. Introductions of new people.

No introductions needed.

2. Comp Plan Discussion

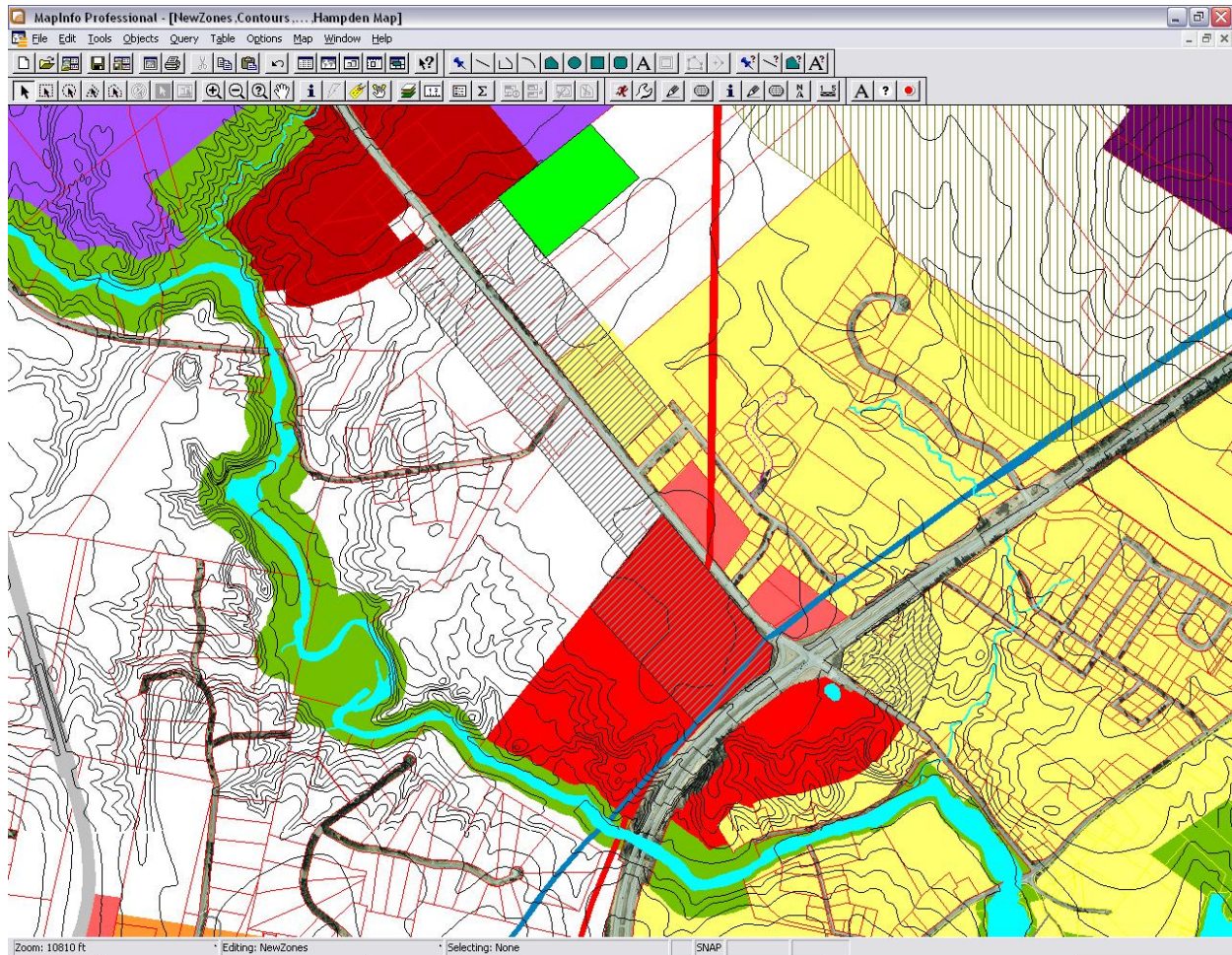
Our regular leader, Chris Shrum, has been sick, so in his place Alison Barker helped to frame the discussion for the evening. For being brand new to EMDC and our town and project, she did a great job. Thank you!

Most discussion was about rezoning Coldbrook Rd from I-95 to the 202 intersection. It was agreed that for the section that is currently zoned Rural, a re-zone to some type of commercial retail district that would allow small shops would be appropriate. There was general consensus that a 500ft depth off of Coldbrook Rd would be appropriate.

All present solidly agreed that extra precaution and detailed descriptions of architectural standards as well as vegetative screening/buffer requirements would be essential to maintaining a green appearance and a New England town character. Mike Avery made a valid point that Coldbrook Rd is sort of seen as a first impression/gateway to the rest of town and so maintaining a certain attractiveness is essential to satisfy businesses looking to relocate here as well as current and future residents.

The following image displays the two strips (grey hatched line polygons) on either side of Coldbrook Rd that would be rezoned to a commercial retail type of zone, with a continuation to the 202 intersection on one side that would extend a deeper depth off of Coldbrook Rd. Also shown is a rezone of the 202/Coldbrook Rd

intersection of one corner from a Residential A zone to a commercial zone as well, because the other three corners are already commercial.



Special point was made that in a rezone event, all appropriate channels of notification would occur, along with protection for current uses in those areas so no harmful side effects would happen to current residents and structures.

The bright green rectangle is a potential area (~16ac) for new organized sports fields, pending further discussion with the current landowners who have shown interest in "partnering with the Town" to compromise and achieve goals on both sides.

4. Adjournment.

The meeting was adjourned at about 9:30pm. Next meeting May 1st 6pm for ComServ issues, 7pm for Comp Plan.

Respectfully submitted,

Gretchen Heldmann
GIS/IT Specialist